

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	CARLTON-GYSAN JOEL D &			
Owner 2:	CARLTON-GYSAN ELIZABETH A			
Owner 3:				
Street 1:	268 BROADWAY			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MANNING MICHAEL/ETAL -		
Owner 2:	MANNING DEBORAH S -		
Street 1:	268 BROADWAY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,445 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1852, having primarily Clapboard Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.12500	Total SF/SM:	5445	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,012	Spl Credit	Total:	420,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

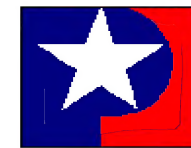
Total Card /

Total Parcel

781,700

781,700

781,700



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	22264
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5445.000	361,700		420,000	781,700		22264
							GIS Ref
							GIS Ref
Total Card	0.125	361,700		420,000	781,700	Entered Lot Size	
Total Parcel	0.125	361,700		420,000	781,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		447.58	/Parcel: 447.5	Land Unit Type:	Insp Date
							11/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	361,700	0	5,445.	420,000	781,700	781,700	Year End Roll	12/18/2019	PRINT	
2019	101	FV	323,100	0	5,445.	446,300	769,400	769,400	Year End Roll	1/3/2019		Date
2018	101	FV	323,100	0	5,445.	325,500	648,600	648,600	Year End Roll	12/20/2017	12/10/20	18:02:0
2017	101	FV	323,100	0	5,445.	283,500	606,600	606,600	Year End Roll	1/3/2017		
2016	101	FV	323,100	0	5,445.	241,500	564,600	564,600	Year End	1/4/2016	LAST REV	
2015	101	FV	299,300	0	5,445.	236,300	535,600	535,600	Year End Roll	12/11/2014	Date	Time
2014	101	FV	215,300	0	5,445.	194,300	409,600	409,600	Year End Roll	12/16/2013	09/20/19	09:07:0
2013	101	FV	215,300	0	5,445.	184,800	400,100	400,100		12/13/2012		appr

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Meas/Inspect	372	PATRIOT
4/26/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA

____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA

_____ / _____ / _____

